



## Berlin Housing Authority

Berlin Housing Authority's main objective this year was to serve its tenants and finish and calibrate the new heating systems. We were pleased to be part of the Berlin Better Buildings program, which was a smashing success for the City. It is very comforting to come to work during any month of the year and smell wood smoke. It was a pleasure to work with all the local trades to include Brian Lang, Nordic Construction, Gosselin Plumbing and Northwoods Electric on the project. An incredible job by Andre Caron sealed the deal for added warmth and energy efficiency for our tenants.



The next phase of the project is to compare old and new energy usage to gauge the savings for the Authority. We are hoping to see quantifiable gains in efficiency.

St Regis still plays an important role in serving the elderly and those with disabilities. Forty-two apartments are all occupied and residents have art lessons, bingo and various health and sight related meetings that are open to tenants. St Regis went online with its new heating system in December 2012 and we have had close to a year of fine-tuning all the HVAC systems.

BHA faced challenges during sequestration and other federal budgetary crises but through the expertise of its accountant, auditor and Commissioners was able to

weather the storm with client noticing little impact. We are increasing our numbers in the Housing Voucher market and tread very carefully budget wise to balance all the needs with the funds.

Our wait lists continue to increase and we are supporting the economy on a monthly basis in the Berlin Area. An average of \$75,000 in landlord subsidies is paid each month, most of those dollars circulating in the immediate area. BHA also manages the Lancaster and Northumberland Housing Authorities thereby insuring Coos County subsidies are managed by those familiar with local housing patterns.

Our thanks go to all the City Departments who have given their time and advice to us with professionalism. This year they have been particularly outstanding in their assistance and we are truly grateful to work with them!

UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2013		
	units allocated	units under lease
Public Housing	55	55
St. Regis House	42	41
Vouchers	285	235
TOTALS	382	308
ph utilization on 6/30 was 100%		
Voucher utilization on 6/30 was 83%		
Public Housing and St Regis Turnover in 2013		
Public Housing	(14 units in 2012 14 units in 2011)	
St. Regis House	(5 units in 2012, 4 units in 2011)	

Respectfully Submitted,  
**Mary Jo Landry**  
 Executive Director  
 Berlin Housing Authority

**Berlin Housing Authority**  
**Combined Balance Sheet**

	<b><u>June 30,</u></b> <b><u>2011</u></b>	<b><u>June 30,</u></b> <b><u>2012</u></b>	<b><u>June 30,</u></b> <b><u>2013</u></b>
<b>ASSETS</b>			
Cash	\$ 522,734	\$ 503,081	\$ 393,414
Security Deposits	15,108	15,326	16,825
Accounts Receivable	2,151	2,093	47,237
Investments	28,633	28,633	-
Prepaid Insurance	8,298	8,000	8,387
Accrued Interest Receivable	-	-	-
Capital Assets (Net)	1,041,345	1,003,653	1,385,438
Other Assets	108,235	108,620	110,658
<b>TOTAL ASSETS</b>	<b><u>\$ 1,726,504</u></b>	<b><u>\$ 1,669,406</u></b>	<b><u>\$ 1,961,959</u></b>
<b>LIABILITIES</b>			
Accounts Payable	1,935	4,267	9,608
Other Liabilities	101,038	106,994	357,850
<b>TOTAL LIABILITIES</b>	<b><u>102,973</u></b>	<b><u>111,261</u></b>	<b><u>367,458</u></b>
<b>EQUITY/NET ASSETS</b>			
Invested in Capital Assets, Net of Related Debt	1,041,345	1,003,653	1,130,958
Restricted Net Assets	138,025	161,498	18,561
Unrestricted Net Assets	444,161	392,994	444,982
<b>TOTAL EQUITY/NET ASSETS</b>	<b><u>1,623,531</u></b>	<b><u>1,558,145</u></b>	<b><u>1,594,501</u></b>
<b>TOTAL LIABILITIES AND EQUITY/NET ASSETS</b>	<b><u>\$ 1,726,504</u></b>	<b><u>\$ 1,669,406</u></b>	<b><u>\$ 1,961,959</u></b>
<b><u>COMPONENTS OF TOTAL EQUITY/NET ASSETS</u></b>			
<b><u>Liquid Equity:</u></b>			
Cash	\$ 522,734	\$ 503,081	\$ 393,414
Investments	28,633	28,633	-
Other working capital components	30,819	22,778	70,129
Net Liquid Equity	<u>582,186</u>	<u>554,492</u>	<u>463,543</u>
<b><u>Non Liquid Equity:</u></b>			
Land, Structures, and Equipment	1,041,345	1,003,653	1,385,438
Less: Long-Term Liability	-	-	254,480
Total Non Liquid Equity	<u>1,041,345</u>	<u>1,003,653</u>	<u>1,130,958</u>
<b>Total Equity/Net Assets</b>	<b><u>\$ 1,623,531</u></b>	<b><u>\$ 1,558,145</u></b>	<b><u>\$ 1,594,501</u></b>
<b><u>Changes in Equity-Year ended 6/30/13</u></b>			-
Equity, 6/30/12	\$ 1,558,145		
Prior year audit adjustments	-		
Net Income (Loss) from Operations:			
Public Housing and Capital Fund Programs	180,302		
All other programs	(143,946)		
Equity, 6/30/13	<u>\$ 1,594,501</u>		
<b><u>Public Housing Portion of Equity</u></b>			
Public Housing	\$ 1,382,330		
All other programs	212,171		
Total Equity	<u>\$ 1,594,501</u>		

**NOTE**-Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.